120.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,100 /	781,100
					USE VALUE:	781,100 /	781,100
					ASSESSED:	781,100 /	781,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO PAUL/ETAL
Owner 2:	CARUSO MARIA
Owner 3:	
Street 1:	63 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1486 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11263.000	241,100	9,500	530,500	781,100
Total Card	0.259	241,100	9,500	530,500	781,100
Total Parcel	0.259	241,100	9,500	530,500	781,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.64 | /Parcel: 525.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77491
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!9305!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,100	9500	11,263.	530,500	781,100		Year end	12/23/2021
2021	101	FV	232,400	9500	11,263.	530,500	772,400		Year End Roll	12/10/2020
2020	101	FV	232,400	9500	11,263.	530,500	772,400	772,400	Year End Roll	12/18/2019
2019	101	FV	186,100	9400	11,263.	530,500	726,000	726,000	Year End Roll	1/3/2019
2018	101	FV	186,100	9400	11,263.	454,700	650,200	650,200	Year End Roll	12/20/2017
2017	101	FV	186,100	9400	11,263.	424,400	619,900	619,900	Year End Roll	1/3/2017
2016	101	FV	186,100	9400	11,263.	363,800	559,300	559,300	Year End	1/4/2016
2015	101	FV	185,200	9800	11,263.	325,900	520,900	520,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:50:20

LAST REV

Date	Time
09/03/19	11:43:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9305

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLD JUNE	1141-547		5/25/1995		266,000	No	No		Y

USER DEFINED

Prior Id # 1:	77491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/1995	275	Manual	6,000					V/SIDING
7/24/1992	332		7,000					ADD 2-CAR GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Measured	189	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
2/16/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11263		Sq. Ft.	Site		0	70.	0.67	4									530,521						530,500	

Total AC/HA:	0.25856	Total SF/SM:	11263	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,521	Spl Credit		Total:	530,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99991846
Adj $ / SQ:	134.989
Other Features:	95522
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349474
Depreciation:	108337
Depreciated Total:	241137

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

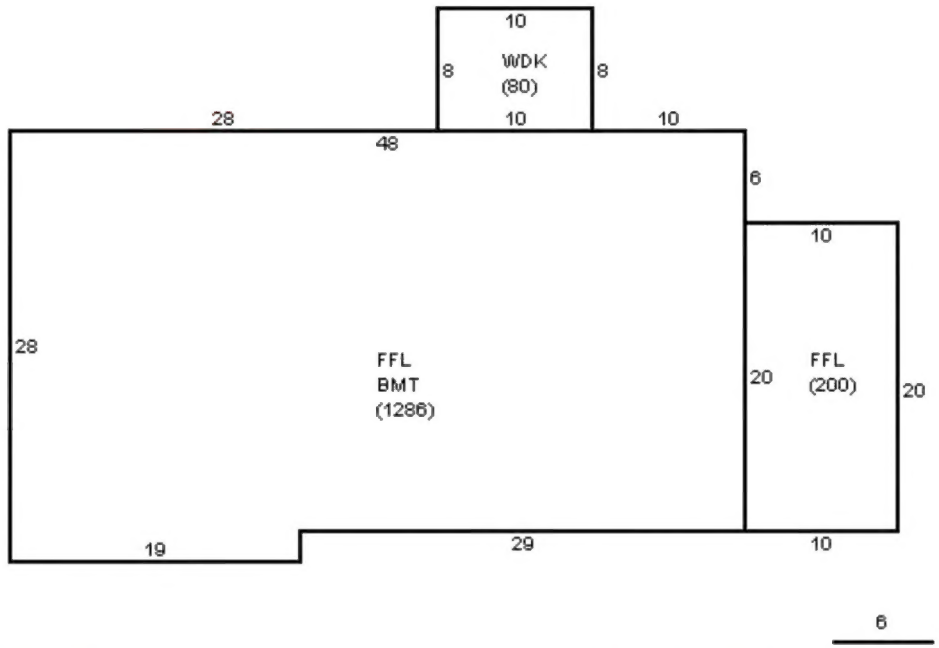
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	84.54
Final Total:	241100	Val/Su SzAd	162.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,486	134.990	200,594
BMT	Basement	1,286	40.500	52,079
WDK	Deck	80	16.000	1,280

Net Sketched Area:	2,852			Total:	253,953
Size Ad	1486	Gross Area	2852	FinArea	1486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

120.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X38	A	AV	1980	2.70	T	31.2	101			1,600			1,600
3	Garage	D	Y	1	24X25	A	AV	1980	19.17	T	31.2	101			7,900			7,900

More:	N	Total Yard Items:	9,500	Total Special Featues:		Total:	9,500